

Clovelly Road, Worle, Weston-Super-Mare, Somerset. BS22 6LW

£250,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the quiet and sought-after area of Instow, this charming end-of-terrace property offers an ideal setting for families, professionals, or anyone seeking a peaceful home with excellent amenities close by. With three well-sized bedrooms, spacious living areas, and a private garden, this home is well-suited to a variety of lifestyle needs. The ground floor welcomes you with a bright, inviting kitchen that flows seamlessly into a generously proportioned living room, perfect for both relaxation and entertaining. French doors lead directly from the living room into the rear garden, a private outdoor space that's ideal for al fresco dining, gardening, or simply enjoying a bit of fresh air. Beyond the garden, you'll find convenient access to the property's private garage, along with parking right in front. Upstairs, the home features three comfortable bedrooms, each designed with functionality and comfort in mind, along with a well-appointed family bathroom.

Each bedroom offers ample space, making it versatile for use as sleeping quarters, home offices, or hobby rooms. This property's location ensures that essential amenities are close at hand, with schools, shops, and key commuter links only a short distance away. Whether you're looking for convenience or comfort, this home in Instow offers both in equal measure.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- End of Terrace House
- Three Bedrooms
- Garage Located at Rear of Property
- Parking in Front of Garage
- Quiet Location
- Close to Amenities and Commuter Links
- Gas Central Heating and UPVC Double Glazing



## ROOM DESCRIPTIONS

### Entrance

Pathway leading to sliding door with main front door opening through to;

### Entrance Hall

Opening through to kitchen, opening to living room, door to rear garden, radiator and stairs rising to first floor landing.

### Kitchen

9' 5" x 11' 9" (2.87m x 3.58m) UPVC double glazed window to front aspect, range of wall and base units inset sink and drainer, space for fridge freezer, space and plumbing for washing machine, integrated hob and oven, radiator and wall mounted boiler.

### Living Room

13' 8" x 11' 10" (4.17m x 3.61m) UPVC double glazed french doors to rear garden, radiator.

### Stairs Rising to First Floor Landing

### Bedroom

12' 10" x 10' 3" (3.91m x 3.12m) UPVC double glazed window to rear aspect, radiator.

### Bedroom

11' 2" x 10' 0" (3.40m x 3.05m) UPVC double glazed window to front aspect, radiator.

### Bedroom

7' 6" x 7' 7" (2.29m x 2.31m) UPVC double glazed window to rear aspect, radiator.

### Bathroom

5' 6" x 8' 0" (1.68m x 2.44m) UPVC double glazed obscure window to front aspect, fully enclosed shower cubicle with shower attachment, bath with mixer taps over, vanity wash hand basin, low level WC and radiator.

### Rear Garden

Fully enclosed rear garden laid to lawn and patio with gate access to;

### Garage & Parking

Up and over door and parking in front for one car



# FLOORPLAN & EPC

